



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

STAFF REPORT

Date: December 8, 2021
To: TRPA Governing Board
From: TRPA Staff
Subject: Local Government Coordination Report

Summary and Staff Recommendation:

This Local Government Coordination Report (Report) was developed to inform the Governing Board on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOU) in the Tahoe Region. In addition, this Report was prepared, pursuant to Tahoe Regional Planning Agency (TRPA) Code, Section 13.8: *Monitoring, Certification, and Enforcement of Area Plans* and Section 13.8.5: *Four-Year Recertification*, to provide the Governing Board a recommendation to either certify, certify with conditions, or revoke all or part of a permit delegation MOU based on audit results and Area Plans based on Total Maximum Daily Load (TMDL) implementation. The City of South Lake Tahoe, Placer County, and El Dorado County all have MOUs in effect. Pursuant to TRPA Code, Section 13.8.3: *Annual Review*, TRPA audited a sample of permits issued by MOU partners. Based on the information in the Report, TRPA staff recommends that the Governing Board recertify the MOUs and Area Plans. The Report is provided as Attachment A.

Required Motions:

In order to recertify the MOUs and Area Plans, the Governing Board must make the following motions based on the staff report:

- 1) A motion to find that the City of South Lake Tahoe, Placer County, and El Dorado County are meeting the requirements of their MOUs and to recertify the MOUs.
- 2) A motion to find that the local jurisdictions (City of South Lake, El Dorado County, Placer County, Washoe County, and Douglas County) are all in conformance with their Total Maximum Daily Load (TMDL) reduction plans for registered catchments and to recertify all of the adopted Area Plans.

In order for the motions to pass, an affirmative vote of any eight Board members is required.

Background:

TRPA as a regional agency guides and oversees the implementation of its adopted Regional Plan. Local governments through adopted Area Plans play a key role in meeting local community needs while accomplishing the broader goals for the Tahoe Region. The Regional Plan specifies TRPA will periodically review the implementation of adopted Area Plans and associated permit delegation MOUs for continuing conformance with the Regional Plan. Based on the review, TRPA may then recertify, recommend adaptive actions to improve Area Plan implementation, or revoke local government Area Plan delegation.

The Report gathers the information needed for the Board to consider the review and recertification of adopted local government Area Plans to date and reports the status of other local government planning matters supported by TRPA. Based on experience so far, the Report also reviews and recommends ways to improve coordination between TRPA and local jurisdictions.

Regional Plan Compliance:

Regional Plan Land Use Goals and Policies encourage local jurisdictions to develop area plans and take on additional permitting through MOUs (Regional Plan Goal LU-4 and Policies LU 4.1 – 4.13).

Contact Information:

If you have questions regarding this item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcmahon@trpa.gov.

Attachment:

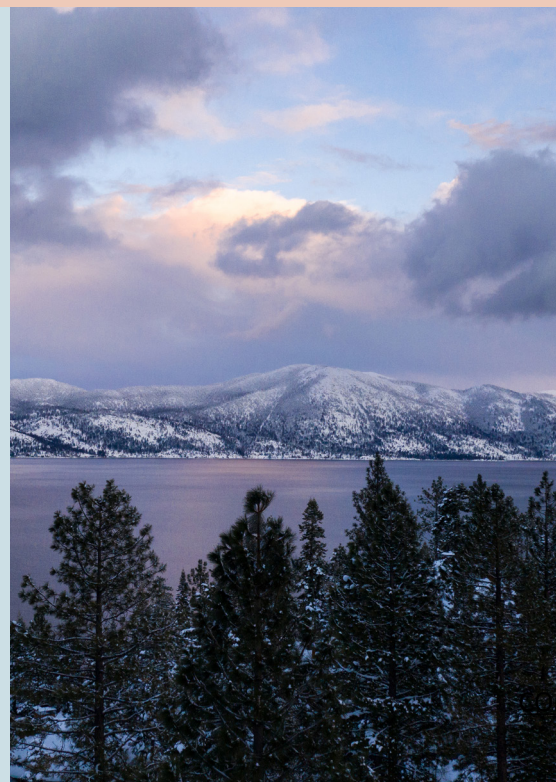
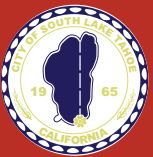
A. Local Government Coordination Report

Attachment A

Local Government Coordination Report



LOCAL GOVERNMENT COORDINATION REPORT



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INTRODUCTION

This Local Government Coordination Report was developed by the Tahoe Regional Planning Agency (TRPA) to inform the Governing Board on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOUs) in the Tahoe Region.

BACKGROUND

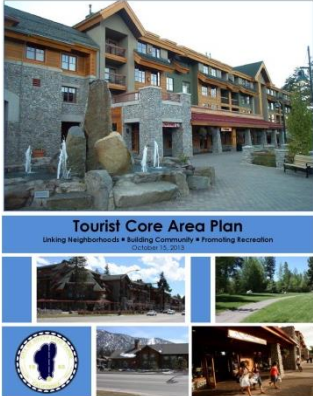
TRPA’s Regional Plan Goals and Policies serve as a guide for future land use decisions within the Tahoe Region. To further the Goals and Policies, the 2012 Regional Plan encourages local jurisdictions to develop Area Plans to supersede and bring current the Plan Area Statements and Community Plans developed to implement the 1987 Regional Plan. The majority of Community Plans and Plan Area Statements are over 20 years old. The Area Plan process was developed to give local jurisdictions the ability to develop their own sub-regional plans within the “sideboards” established under the Regional Plan, streamline the permitting process, and make further progress towards environmental threshold attainment.

ADOPTED AREA PLANS

With the adoption of the Washoe County Tahoe Area Plan in 2021, there are now six Area Plans covering approximately 71,913 acres, or 34 percent of the land area of the Tahoe Region and 89 percent of Town Centers. This section includes an overview of Area Plans and associated permit delegation MOUs.

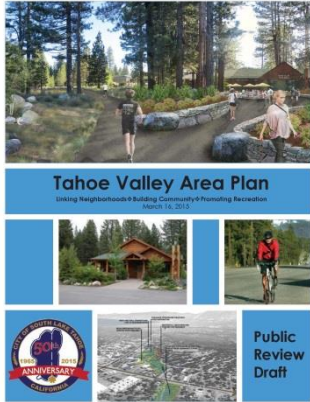
CITY OF SOUTH LAKE TAHOE, CA

Tourist Core Area Plan



This Area Plan includes approximately 300 acres located along Highway 50, between Ski Run Boulevard and the state line, in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in 2013. The Governing Board approved Area Plan amendments to incentivize town center redevelopment and housing development in 2020. The Governing Board adopted a delegation MOU with the City in December 2014. The MOU covers areas both within and outside of Area Plans in the City of South Lake Tahoe. The MOU took effect in the third quarter of 2015.

Tahoe Valley Area Plan

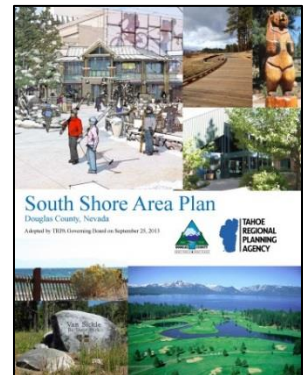


This Area Plan includes 337 acres near the intersection of Highways 50 and 89 (“Y” area) in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in July 2015. In 2020, the Governing Board approved updates to the Area Plan to facilitate the development of the Sugar Pine Village affordable housing project, as well as future affordable housing projects. The City delegation MOU that took effect in 2015 includes the Area Plan.

DOUGLAS COUNTY, NV

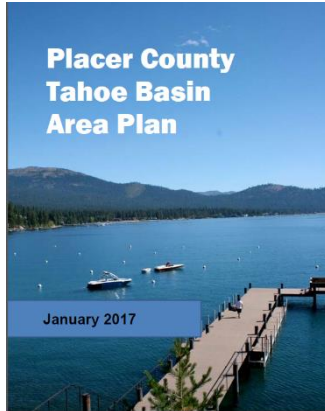
South Shore Area Plan

This Area Plan includes approximately 667 acres located along Highway 50, between Kahle Drive and the state line, in Douglas County, Nevada. The Governing Board adopted the Area Plan and an associated MOU in 2013. Due to staffing constraints at the County, the MOU never went into effect. TRPA currently reviews all permit applications in the Tahoe Basin portion of Douglas County.



PLACER COUNTY, CA

Placer County Tahoe Basin Area Plan

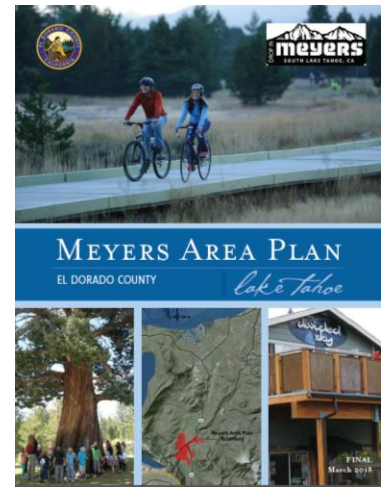


This Area Plan includes all property under the jurisdiction of TRPA in Placer County, California. The Governing Board originally adopted the Area Plan in February 2017. In 2021, the Governing Board approved updates to the Area Plan to better align the Area Plan with the County's housing goals and TRPA Regional Plan updates. The Governing Board approved an MOU in October 2017. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in May 2018.

EL DORADO COUNTY, CA

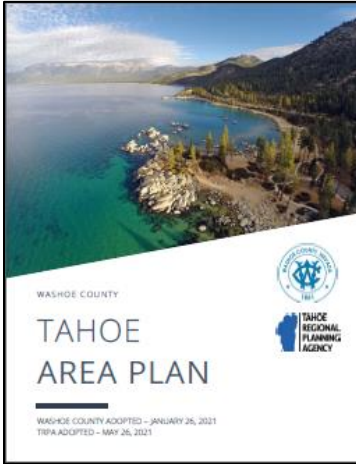
Meyers Area Plan

This Area Plan includes approximately 669 acres in the Meyers community in El Dorado, California. The Governing Board adopted the Area Plan in February 2018. A delegation MOU that covers the Meyers Area Plan and future Area Plans, as well as the rest of El Dorado County in the Tahoe Region, was adopted by the Governing Board in November of 2018. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in January 2020.



WASHOE COUNTY, NV

Washoe County Tahoe Area Plan



This Area Plan includes all property within the Tahoe Basin portion of Washoe County, Nevada. The Governing Board approved the Area Plan in May of 2021. The plan guides growth by recognizing critical conservation areas, establishing existing and future land use and transportation patterns, and identifying current and future public service and facility needs. This is the most recently adopted Area Plan in the Tahoe Basin.

Area Plans and associated permit delegation MOUs are available on the TRPA website: www.trpa.gov.

ANNUAL AREA PLAN PERMITTING ACTIVITY

This section includes an overview of permitting activity from 2018 to 2020 and other highlights that have occurred within the geographic areas covered by Area Plans. TRPA plans to provide 2021 permitting activity on laketahoeinfo.org once it is available.

CITY OF SOUTH LAKE TAHOE - TOURIST CORE AREA PLAN

During 2020, 25 project applications were submitted to TRPA and 5 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tourist Core Area Plan. A summary of these applications is shown in Table 1.

Table 1: Permit Activity within the Geographic Area of the Tourist Core Area Plan, Calendar Year 2018-2020

	2018		2019		2020	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
Applications Received¹	13	10	18	25	5	25
Residential Projects ²	0	0	0	0	0	2
Commercial Projects ²	8	1	6	0	4	0
Recreation/Public Service Projects ²	0	0	0	0	1	0
Environmental Improvement Construction Projects	0	1	0	0	0	0
Shorezone/Lakezone Projects ²	0	0	0	1	0	0
Grading Projects	0	1	0	2	0	2
Verification and Banking ³	0	4	0	19	0	19
Development Rights Transfers and Conversions	0	3	0	0	0	1
Other ⁴	5	0	12	3	0	1

Notes:

¹ Does not include Exempt Activities, Qualified Exempt Declarations, Tree Removal Applications, or Administrative Applications.

² Includes New Development and Additions/Modifications.

³ Includes Soils/Hydrology Verifications, IPES Applications, Land Capability Verifications, Land Capability Challenges, Verifications of Coverage, Verifications of Uses, Site Assessments and Standalone Banking Applications.

⁴ 'Other' includes Historic Determinations, Lot Line Adjustments, Resource Management, Temporary Activities, Projects, and Structures, Scenic, Underground Tank Removal, Subdivision of Existing Uses, Signs, Allocation Assignments, and other miscellaneous project types.

Sources: TRPA Accela Permit Records, Local Jurisdiction Permitting System Data, & Correspondence with Local Jurisdiction Staff.

Area Plan highlights:

- The Bijou Market Place (Whole Foods) Project is complete. This project included the removal of the old Knights Inn, a new Whole Foods, restaurants, and retail stores, “daylighting” Bijou Creek, and stream environment zone (SEZ) restoration at the intersection of Ski Run and Hwy 50.
- The 20-unit Gondola Vista (under the Gondola) residential project is complete.
- The Novus Select building was remodeled on Ski Run.
- The bi-state US 50/South Shore Revitalization Project was approved.
- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project was approved.
- The City approved a 4-unit multi-family housing project at 3794 Montreal Road.
- A 21-unit tourist accommodation project is under construction at 933 Poplar Avenue



**Bijou Market Place
“Whole Foods & SEZ Restoration”**

CITY OF SOUTH LAKE TAHOE - TAHOE VALLEY AREA PLAN

During 2020, 8 project applications were submitted to TRPA and 7 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tahoe Valley Area Plan. A summary of these applications is shown in Table 2.

Table 2: Permit Activity within the Geographic Area of the Tahoe Valley Area Plan, Calendar Year 2018-2020						
	2018		2019		2020	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
Applications Received¹	19	29	16	2	7	8
Residential Projects ²	0	0	1	0	2	3
Commercial Projects ²	5	0	6	0	5	0
Recreation/Public Service Projects ²	0	0	1	0	0	0
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects ²	0	0	0	0	0	0
Grading Projects	0	1	0	0	0	0
Verification and Banking ³	0	25	0	0	0	3
Development Rights Transfers and Conversions	0	2	0	1	0	2
Other ⁴	14	1	8	1	0	0

*Notes and Sources are shown under Table 1.

Area Plan highlights:

- The Sugar Pine Village Project, a 248-unit affordable multi-family housing project with a childcare facility and non-profit office space, was approved.
- Blue Granite Climbing Gym was constructed near the “Y”.
- A facilities Master Plan for Barton Memorial Hospital was completed and is in the process of being implemented.
- The Center of Excellence at the Barton Memorial Hospital, a 25,000-square foot orthopedic, sports performance, rehabilitation and wellness center, is now open. Mitigation for the project included the retirement of more than 33,600 square feet of land coverage previously removed from an SEZ at the Lake Tahoe Airport.
- The City approved three new multi-family units over South Shore Bikes.
- "The Factory Stores at the Y" went through a major remodel and were transformed into "The Crossings at Tahoe Valley."
- Six EV charging stations were recently constructed at The Crossings at Tahoe Valley.
- An old hardware store was turned into the South Lake Brewing Company near the “Y”.
- The McDonald’s at the “Y” was rebuilt.
- The Toyota Dealership underwent an expansion/remodel.
- The City approved and has started the design of the Tahoe Valley Greenbelt.
- The City approved a 14-unit residential housing project along Helen Avenue.
- The City approved six new multi-family housing units at 906 Emerald Bay Road.



Sugar Pine Village Affordable Housing Project

DOUGLAS COUNTY - SOUTH SHORE AREA PLAN

During 2020, 6 project applications were submitted to TRPA within the South Shore Area Plan. A summary of these applications is shown in Table 3.

	2018		2019		2020	
	DC	TRPA	DC	TRPA	DC	TRPA
Applications Received¹	0	19	0	15	0	6
Residential Projects ²	0	2	0	2	0	0
Commercial Projects ²	0	0	0	1	0	1
Recreation/Public Service Projects ²	0	4	0	6	0	1
Environmental Improvement Construction Projects	0	1	0	3	0	0
Shorezone/Lakezone Projects ²	0	0	0	0	0	0
Grading Projects	0	0	0	0	0	0
Verification and Banking ³	0	6	0	1	0	2
Development Rights Transfers and Conversions	0	5	0	0	0	0
Other ⁴	0	1	0	2	0	2

*Notes and Sources are shown under Table 1.

Area Plan highlights:

- The Tahoe South Event Center on the existing MontBleu Resort parking lot is under construction.
- Improvements were made to both the exterior and interior at the MontBleu Resort, including modified signage, color upgrades to building exterior, landscaping, parking lot refurbishment, and the removal of 4,898 square feet of coverage.
- The old Horizon Casino/Hotel went through a substantial interior and exterior remodel and was transformed into the Hard Rock Casino/Hotel.
- The Lake Tahoe Epic Curling Facility was completed by a tenant in the TRPA Office building.
- The first phase of the Edgewood Lodge (154 units) and associated water quality improvement project is complete. The next phase of the project includes an additional 40 units and a club house expansion, along with additional water quality improvements.
- The casinos implemented a paid parking program to encourage the use of alternative modes of transportation.



Tahoe South Event Center

- The bi-state US 50/South Shore Revitalization Project was approved.
- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project was approved.

PLACER COUNTY – TAHOE BASIN AREA PLAN

During 2020, 194 project applications were submitted to TRPA and 151 project applications were submitted to Placer County within the Placer County Tahoe Basin Area Plan. A summary of these applications is shown in Table 4.

	2018		2019		2020	
	PC	TRPA	PC	TRPA	PC	TRPA
Applications Received¹	244	190	169	253	151	194
Residential Projects ²	93	53	85	44	89	39
Commercial Projects ²	0	9	0	8	0	7
Recreation/Public Service Projects ²	0	7	0	7	0	7
Environmental Improvement Construction Projects	0	1	8	0	0	1
Shorezone/Lakezone Projects ²	0	15	0	88	0	18
Grading Projects	74	7	0**	5	0**	8
Verification and Banking ³	74	59	71	77	58	90
Development Rights Transfers and Conversions	0	11	0	4	0	4
Other ⁴	3	28	5	20	4	20

*Notes and Sources are shown under Table 1.

**Placer County did not issue any grading permits. All grading was permitted as part of a project.

***In some cases a “0” is indicated because Placer County does not have MOU authority to review a permit.

Area Plan highlights:

- The Tahoe City Lodge Project, a redevelopment project in Tahoe City, has been approved and the original building has been demolished in preparation to start construction.
- The Kings Beach Redevelopment Project, on North Lake Boulevard between Coon and Fox Streets, is in the initial review stage. The proposed project includes a hotel, condos, library, and retail and restaurant space.
- A joint Environmental Impact Report/Environmental Impact Statement for the Boatworks Redevelopment project was submitted in 2021. The project proposal includes 80 to 85 hotel units, 31 residential condominiums, conference facilities, full-service spa, swimming pool/hot tubs, fitness center, food and beverage outlets and retail space.
- Planning for the proposed Dollar Creek Crossing Affordable Housing Project, a multi-family affordable housing project, is underway.
- Several Placer County Department of Public Works projects that support Area Plan implementation were completed in 2020/2021, including:

- SR 28/Hwy 267 Roundabout project / Griff creek watershed restoration.
- SR 89/Fanny Bridge Revitalization (second phase with roundabout at the “wye” and street scape improvements).
- Tart Connect Micro-shuttle service.
- Dollar Creek Shared Use Trail and North Tahoe Bike Trail.

EL DORADO COUNTY – MEYERS AREA PLAN

During 2020, 6 project applications were submitted to TRPA and 1 project application was submitted to El Dorado County within the Meyers Area Plan. A summary of these applications is shown in Table 5.

	2018		2019		2020	
	ED	TRPA	ED	TRPA	ED	TRPA
Applications Received¹	1	4	1	8	1	6
Residential Projects ²	1	0	0	0	0	0
Commercial Projects ²	0	0	0	1	1**	0
Recreation/Public Service Projects ²	0	1	0	0	0	0
Environmental Improvement Construction Projects	0	2	0	0	0	0
Shorezone/Lakezone Projects ²	0	0	0	0	0	0
Grading Projects	0	1	0	0	0	0
Verification and Banking ³	0	0	0	4	0	3
Development Rights Transfers and Conversions	0	0	0	0	0	0
Other ⁴	0	0	1	3	0	3

*Notes and Sources are shown under Table 1.

**This was for a commercial change of use in an existing building.

Area Plan highlights:

- The California Department of Transportation (CalTrans) constructed a roundabout at US Highway 50 and State Route 89 in Meyers and is planning to construct a second roundabout at US Highway 50 and Pioneer Trail.
- El Dorado County is moving forward with planning for the East to San Bernadino Class 1 Bike Path and Apache Avenue Pedestrian Safety and Connectivity Project.
- Implementation of the Meyers Stream Environment Zone/Erosion Control Project is underway.

WASHOE COUNTY - TAHOE AREA PLAN

During 2020, 252 project applications were submitted to TRPA within the geographic area of the Washoe County Tahoe Area Plan. The Area Plan was not adopted until 2021. TRPA currently reviews all project applications within the Washoe County portion of the Tahoe Basin.

Table 6: Permit Activity within the Geographic Area of the Washoe County Tahoe Area Plan, Calendar Year 2020

	2020	
	WA	TRPA
Applications Received¹	0	252
Residential Projects ²	0	106
Commercial Projects ²	0	0
Recreation/Public Service Projects ²	0	3
Environmental Improvement Construction Projects	0	2
Shorezone/Lakezone Projects ²	0	7
Grading Projects	0	11
Verification and Banking ³	0	97
Development Rights Transfers and Conversions	0	1
Other ⁴	0	25

*Notes and Sources are shown under Table 1.

Area Plan highlight:

- A new natural grocery shop was approved by the Governing Board. It will replace three legacy commercial buildings. This is one of the first projects to take advantage of additional redevelopment incentives that were adopted under the Washoe County Tahoe Area Plan.



Rendering of Natural Grocers

ANNUAL REVIEW AND AUDIT

RESIDENTIAL AUDIT FINDINGS

In 2020, TRPA completed residential project review and code compliance audits for each jurisdiction (City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, and Washoe County) in the Tahoe Basin, as required by TRPA Code of Ordinances, Section 50.5.2.E: *Distribution and Administration of Residential Allocations*. The purpose of these audits is to (1) ensure residential projects reviewed and inspected by Memorandum of Understanding (MOU) partners on behalf of TRPA comply with the TRPA Code and Rules of Procedure, (2) identify project review training and education opportunities for MOU partners, and (3) provide the Performance Review Committee¹ with a summary of MOU performance for the distribution of residential allocations. The vast majority of permits reviewed and issued by local jurisdictions on behalf of TRPA under an MOU in the Tahoe Region fall under the residential category. As shown in Table 7 (below), all of the local jurisdictions received a score of 90 percent or greater on project review and compliance in 2020.

Jurisdiction	Project Review	Compliance	Average
City of South Lake Tahoe	95%	95%	95%
Douglas County	92%	97%	95%
El Dorado County	92%	97%	95%
Placer County	95%	93%	94%
Washoe County	96%	95%	96%

TRPA staff also completed a project review audit for projects permitted by the City of South Lake Tahoe within adopted Area Plans in 2020, as required by TRPA Code of Ordinances, Section 13.8.3: *Annual Review*. The annual Area Plan audit includes projects reviewed by local jurisdictions in Area Plans that are not covered in the annual single-family residential audit, such as commercial, tourist, public service or multi-family housing projects. During the audit, TRPA found that the City of South Lake Tahoe approved five projects in the Tourist Core Area Plan and seven projects within the Tahoe Valley Area Plan. Placer County and El Dorado County did not review or approve any projects within their Area Plans that required an additional audit by TRPA. Pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, the Governing Board may certify, conditionally certify, or revoke part or all of an MOU associated with an Area Plan based on an audit.

¹ The Performance Review Committee, comprised of staff from each participating local jurisdiction and TRPA, is tasked with providing a recommendation on the proposed distribution of residential allocations to the Advisory Planning Commission and Governing Board every two years.

CITY OF SOUTH LAKE TAHOE AUDIT FINDINGS AND RECOMMENDATIONS

During this year's audit, TRPA staff found once again that the projects being implemented in the City's Area Plans are helping to further the Goals and Policies of the Regional Plan and that delegation of permitting is working. TRPA also found that procedural improvements, including providing trainings, attending Development Review Team meetings to provide input on projects early on in the process, and having MOU Liaison meetings has improved coordination between the City and TRPA. Overall, TRPA has found that City staff is dedicated to working with TRPA to ensure successful implementation of the MOU. **Based on the audit results and recommended procedural improvements, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify the City's MOU.**

PLACER COUNTY AUDIT FINDINGS AND RECOMMENDATIONS

During a review of projects reviewed and issued by Placer County on behalf of TRPA, TRPA found the vast majority of projects reviewed and issued by Placer County were residential (Phase I of MOU). The new activities taken on by Placer County (Phase II of MOU) include land coverage and use verifications, qualified exempt activities, and signs. Placer County has chosen not to take on commercial, tourist or public service projects at this time (Phase III of MOU). Following a review of projects issued by Placer County in 2020, TRPA staff found that the projects reviewed and approved by Placer County were in the residential category and already covered in the residential audit. As a result, no additional audits were required. TRPA staff also found that Placer County does an excellent job of coordinating with TRPA on the permitting of projects. **As a result, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify Placer County's MOU.**

EL DORADO COUNTY AUDIT FINDINGS AND RECOMMENDATIONS

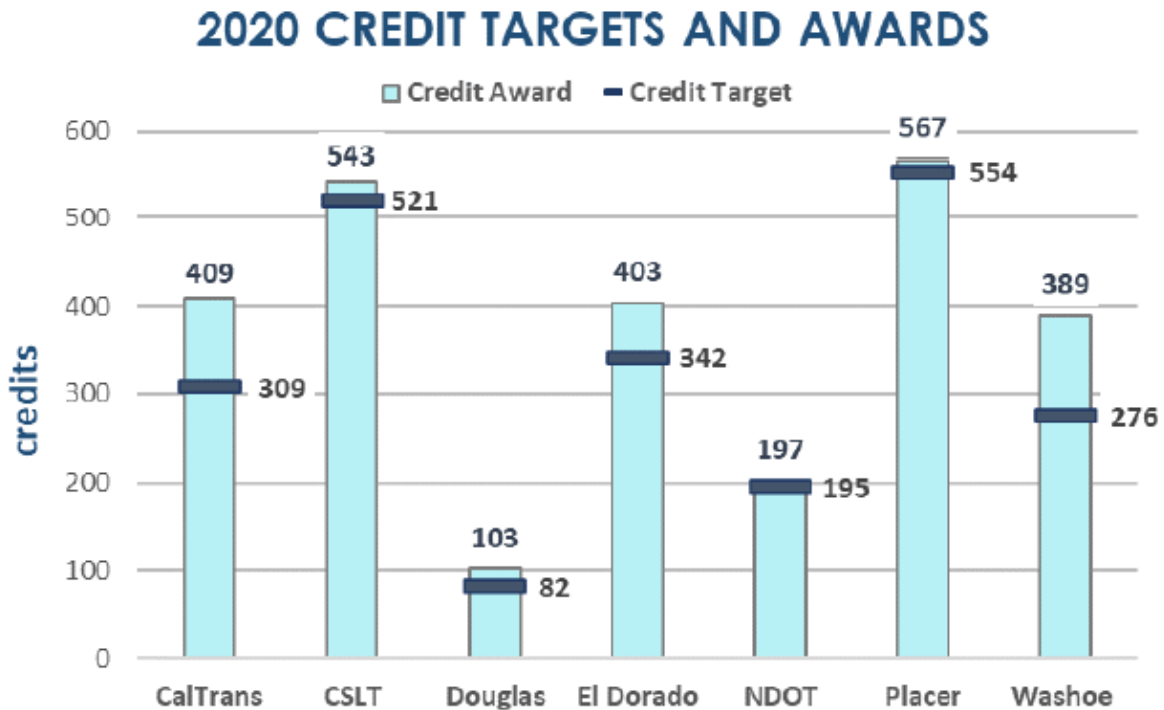
Under the El Dorado County delegation MOU that covers the Meyers Area Plan and future Area Plans, as well as the rest of El Dorado County in the Tahoe Region, adopted by the Governing Board in 2018, the County continued to review and issue residential permits (Phase I of MOU) on behalf of TRPA. The new activities taken on by El Dorado County (Phase II of MOU) include use verifications, qualified exempt activities, signs, and temporary activities. El Dorado County has chosen not to take on commercial, tourist or public service projects at this time (Phase III of MOU). Since the County did not approve any projects outside of residential projects that required an audit, no additional audits beyond the residential audit were required. Similar to other MOU partners, TRPA staff has found that El Dorado County does an excellent job of coordinating with TRPA on the permitting of projects and ensuring trainings provided by TRPA are well attended. **As a result, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify El Dorado County's MOU.**

MOUs are available at: www.trpa.gov/where-to-apply-for-a-permit.

TMDL LOAD REDUCTION AND FOUR-YEAR RECERTIFICATION

The California Lahontan Regional Water Quality Control Board (Water Board) and Nevada Division of Environmental Protection (NDEP), together with Total Maximum Daily Load (TMDL) Management Agencies, administer the Lake Tahoe TMDL Program. The program is a long-term process that guides efforts to restore Lake Tahoe’s clarity to depths of nearly 100 feet. To meet this goal, the program aims to reduce fine sediment particles by 65 percent; total nitrogen loads by 10 percent; and total phosphorous loads by 35 percent. To ensure Area Plans are in conformance with the Lake Tahoe TMDL, TRPA Code, Section 13.8.5: *Four-Year Recertification*, requires TRPA use catchment data and all reports to inform the four-year Area Plan recertification. The last four-year recertification was in 2017. Since it has been four years since the last recertification, the Governing Board is being asked to recertify all of the Area Plans for the next four years based on the findings in the Lake Tahoe TMDL Program 2021 Performance Report (Report). The Report summarizes TMDL Program accomplishments through 2020 and found that all local jurisdictions were meeting or exceeding their credit targets for 2020 (see below). The Report is available at:

<https://www.laketahoeinfo.org/Announcement/Detail/820#Announcement820>



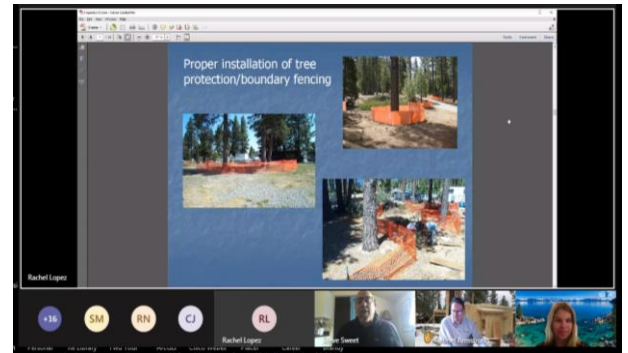
Source: Lake Tahoe TMDL Program 2021 Performance Report

PROCESS IMPROVEMENTS

This section includes recommended process improvements.

TRAININGS

In 2020 and 2021, TRPA provided virtual trainings to MOU Partners on a wide range of topics, including Project Review, Best Management Practices, Coverage, Development Rights, Defensible Space, and Inspections. Since these trainings have proven to be extremely beneficial, TRPA staff plans to provide additional virtual trainings next year.



Virtual Permit Review Training

ELECTRONIC PERMITTING SERVICES

Starting in 2020, TRPA and local jurisdictions had to expand electronic permitting services, implement virtual customer services, and implement virtual public engagement and hearing processes to comply with COVID-19 social distancing requirements. The silver lining in this is that many of the process improvements have made the planning and permitting process more streamlined and accessible.

TRANSPORTATION AND SUSTAINABLE COMMUNITIES

In 2020/2021, local jurisdictions worked with TRPA and other regional partners on establishing a new threshold standard category “Transportation and Sustainable Communities” to reduce Annual Daily Average Vehicle Miles Traveled (VMT) and dependence on the automobile and increase mobility. Moving forward, local jurisdictions will work with TRPA to offset VMT from new construction and redevelopment projects and promote regional mobility through the implementation of transportation projects, such as new bike paths and public transit.

HOUSING

In 2020, TRPA formed the Tahoe Living: Housing and Community Revitalization Working Group. This formal committee, made up of members from local agencies and organizations, housing developers, and community members, is working to develop policy recommendations to address critical housing issues and further the availability of affordable, moderate-income, and local achievable workforce housing. Information on the Working Group is available on trpa.gov.

DESIRED OUTCOME

Overall, the desired outcome is that TRPA and local jurisdictions work together to develop and implement Area Plans that accelerate environmental threshold gain and realize the Goals and Policies of the Regional Plan and streamline permitting through the implementation of permit delegation MOUs.

ACTION ITEMS

The following Action Items have been identified to improve the local government coordination process:

- 1.1 Continue to work with local jurisdictions to accelerate environmental threshold gain through the development and implementation of Area Plans;
- 1.2 Continue to work with local jurisdictions on implementing delegation MOUs associated with adopted Area Plans to streamline permit processing;
- 1.3 Consider Area Plan mobility strategies during the development or update of future Area Plans; and
- 1.4 Work with local jurisdictions on integrating permit data into Lake Tahoe Info.